

Village Hall

SITE DESCRIPTION

The Village Hall building currently sits on the site (the site put forward for consideration does not include the parking area or current access). The land is flat and is exposed to the south. There are isolated buildings to the south side of the road and dwellings almost opposite. Farm land sits to the rear and sides.

PROPOSED USE

Housing (if the current use of the site as a village hall were to cease)

ACCESS

Vehicular access is not part of the site, and therefore would require new access. Pedestrian access is via the front gate to the village hall.

ENVIRONMENT AND LOCAL FEATURES

The site is visible along the main road in both directions. The 1920's building was gifted to the village and is a landmark in its own right. The built structure may be worthy of retention but this depends on the cultural value of the building. There are swallows in and around the building and wild flowers including wild orchids by the building. Elm Tree Farmhouse on the opposite side of the road is a Grade II Listed Building. It is set back from the road and therefore development here would be unlikely to impact on its immediate setting.

TRANSPORT DEVELOPMENT LIAISON

No comments made on this site

OTHER

There is a pylon on the corner of the site and drains within the site.

Site lies within the odour consultation zone of the sewage treatment works

The Village Hall Management committee are reviewing all the options for the hall, and therefore the release of this site is uncertain

OVERALL SUMMARY

Rated as a Red Site (scores poorly against assessment criteria)

Plus Points

Previously developed site

Possible Concerns

Loss of village hall building as a local landmark
Traffic speeds in the immediate vicinity of the site
Protected species
Visibility in wider views

Mitigation measures proposed

Safe access point for vehicles provided

Retain hedge

Sensitive scale and design and strengthened landscaped edge to soften visual impact in wider views

Ecology survey to identify presence of protected species / habitats